NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

0 100 200 300
GRAPHIC SCALE - 1"=100'

OWNER:
BIDDLE FARMS RESIDENTIAL LLC
6412 KINGSTON PIKE STE. C
KNOXVILLE, TN 37919

Certificate of Ownership and General Dedication
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

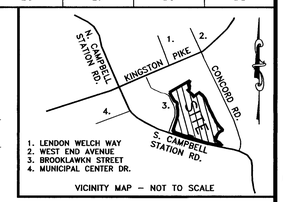
Owner(s) Printed Name: BY:Joseph A Fielden Signature(s): Joseph A Fielden

Date: 9/6/2022

I certify that this plot qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Knoxville/ Knox County Minimum Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over (5) acres in size.

Surveyor

Reg. No. 1301 Date 8-18-22



1. LENDON WELCH WAY
2. WEST END AVENUE
3. BROOKLAWN STREET
4. MUNICIPAL CENTER DR.
VICINITY MAP – NOT TO SCALE

Joshua McGee 09/07/2022
Knox County Property Assessor Date

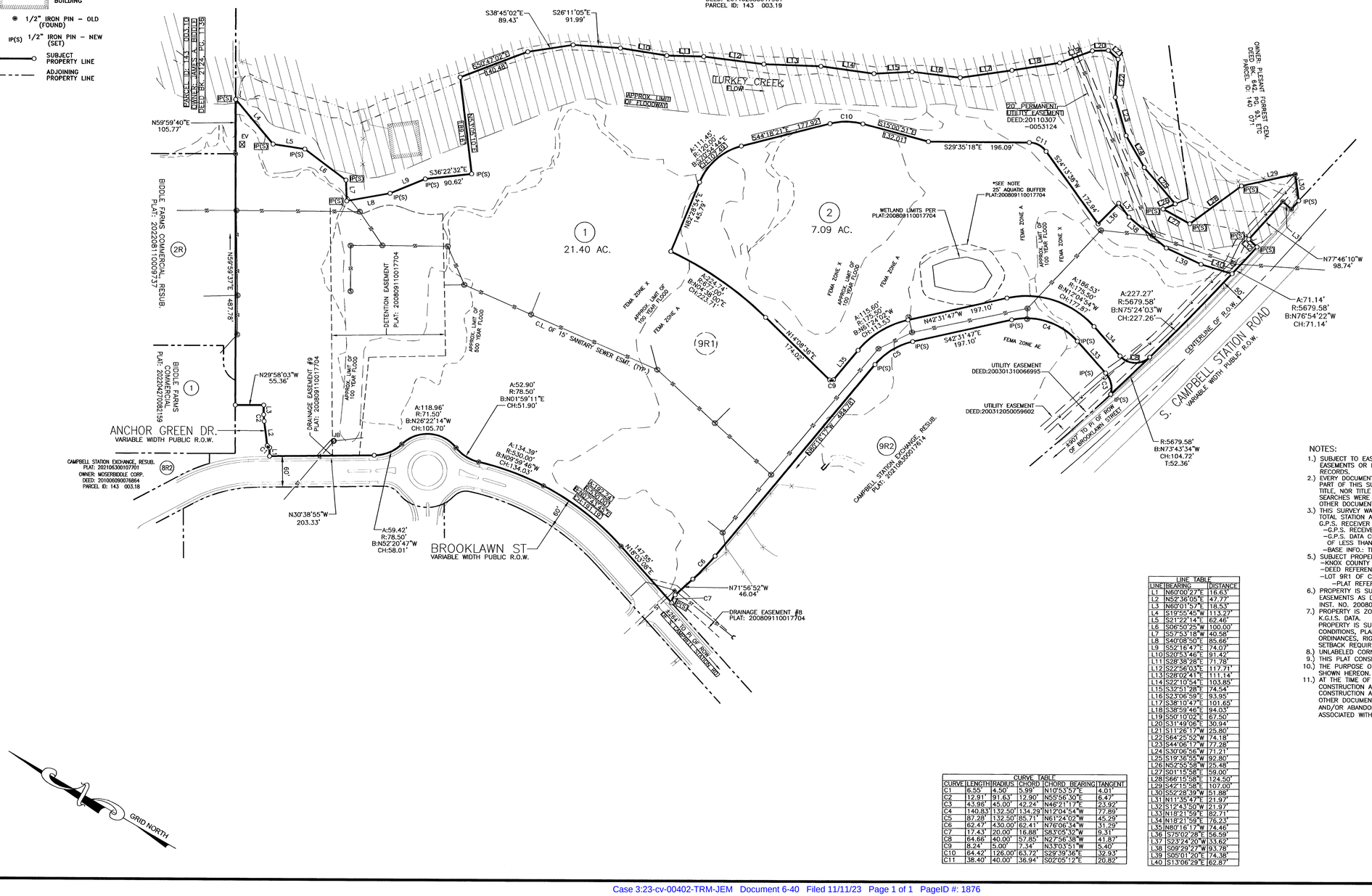
THIS IS TO CERTIFY THAT THIS EXHIBIT MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS EXHIBIT IS BASED ON A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA. – LIMITS ARE NOT SHOWN OR ADDRESSED HEREON.

PER FLOOD INSURANCE RATE MAP (FIRM) 47093C0243G AND "0244G LAST REVISED AUGUST 5, 2013, THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. – LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY. – PLEASE NOTE THAT A CLOMR/LOMR APPLICATION IS CURRENTLY BEING PROCESSED THROUGH FEMA THAT MAY AFFECT THE PLOTTED LIMITS OF SAID SPECIAL FLOOD HAZARD AREAS.

LEGEND OF SYMBOLS
- W WATER LINE
- EV ELECTRIC VAULT
- JB STORM JUNCTION BOX
- STORM AREA DRAIN
- ST STORM DRAIN PIPE
- S SEWER LINE
- SANITARY MANHOLE
- FENCE
- WATER
- BUILDING
- 1/2" IRON PIN – OLD (FOUND)
- IP(S) 1/2" IRON PIN – NEW (SET)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE


9
CAMPBELL STATION EXCHANGE
PLAT: 200809110017704
OWNER: BIDDLE PROPERTIES INC.
DEED: 201102080047961
PARCEL ID: 143 003.19
PARCEL ID: 143 003.10
OWNER: JAMES A. BIDDLE
DEED BK. 2124, PG. 1139
TURKEY CREEK
FLOW
APPROX. LIMIT OF FLOODWAY
20' PERMANENT UTILITY EASEMENT
DEED:20110307 -0053124
OWNER: ELEANOR FORREST CEM. ASSOC. ETC
DEED:
PARCEL ID: 140 93.07
1
21.40 AC.
2
7.09 AC.
2R
9R1
9R2
8R2
*SEE NOTE 25' AQUATIC BUFFER PLAT:200809110017704
WETLAND LIMITS PER PLAT:200809110017704
FEMA ZONE X
FEMA ZONE A
FEMA ZONE AE
APPROX. LIMIT OF 100 YEAR FLOOD
APPROX. LIMIT OF 500 YEAR FLOOD
DETENTION EASEMENT PLAT: 200809110017704
C.L. OF 15' SANITARY SEWER ESMT. (TYP.)
UTILITY EASEMENT DEED:200301310066995
UTILITY EASEMENT DEED:200312050059602
BIDDLE FARMS COMMERCIAL, RESUB. PLAT: 202208110009737
CAMPBELL STATION EXCHANGE, RESUB. PLAT: 202106300107701 OWNER: MOSSYBIDDLE CORP. DEED: 201006090076884 PARCEL ID: 143 003.18
CAMPBELL STATION EXCHANGE, RESUB. PLAT: 202108300017614
DRAINAGE EASEMENT #8 PLAT: 200809110017704
ANCHOR GREEN DR.
VARIABLE WIDTH PUBLIC R.O.W.
BROOKLAWN ST
VARIABLE WIDTH PUBLIC R.O.W.
S. CAMPBELL STATION ROAD
VARIABLE WIDTH PUBLIC R.O.W.
CENTERLINE OF R.O.W.
S30°E TO R OF ROW OF BROOKLAWN STREET
GRID NORTH
S38°45'02"E 89.43'
S26°11'05"E 91.99'
S50°47'02"E 140.46'
S36°22'32"E 90.62'
N59°59'40"E 105.77'
N59°58'37"E 487.78'
N29°58'03"W 55.36'
N30°38'55"W 203.33'
N14°08'36"E 174.02'
N82°26'57"E 145.79'
S44°18'21"E 177.92'
S15°00'51"E 132.01'
S29°35'18"E 196.09'
S24°13'38"W 172.84'
N42°31'47"W 197.10'
S42°31'47"E 197.10'
N77°46'10"W 98.74'
N71°56'52"W 46.04'
N18°03'38"E 147.25'
A:118.96' R:71.50' B:N26°22'14"W CH:105.70'
A:52.90' R:78.50' B:N01°59'11"E CH:51.90'
A:134.39' R:530.00' B:N05°59'46"W CH:134.01'
A:59.42' R:78.50' B:N52°20'47"W CH:58.01'
A:71.14' R:5679.58' B:N76°54'22"W CH:71.14'
A:227.27' R:5679.58' B:N75°24'03"W CH:227.26'
R:5679.58' B:N73°43'34"W CH:104.72' T:52.36'
A:186.53' R:175.50' B:N12°04'54"W CH:177.85'
A:115.60' R:175.50' B:N61°11'02"W CH:113.57'
A:111.45' R:150.00' B:N23°36'00"E CH:109.00'
A:224.74' R:225.00' B:N50°23'00"E CH:215.71'
A:39.27' R:25.00' B:N89°58'20"E CH:35.36'
A:39.27' R:25.00' B:N00°01'40"W CH:35.36